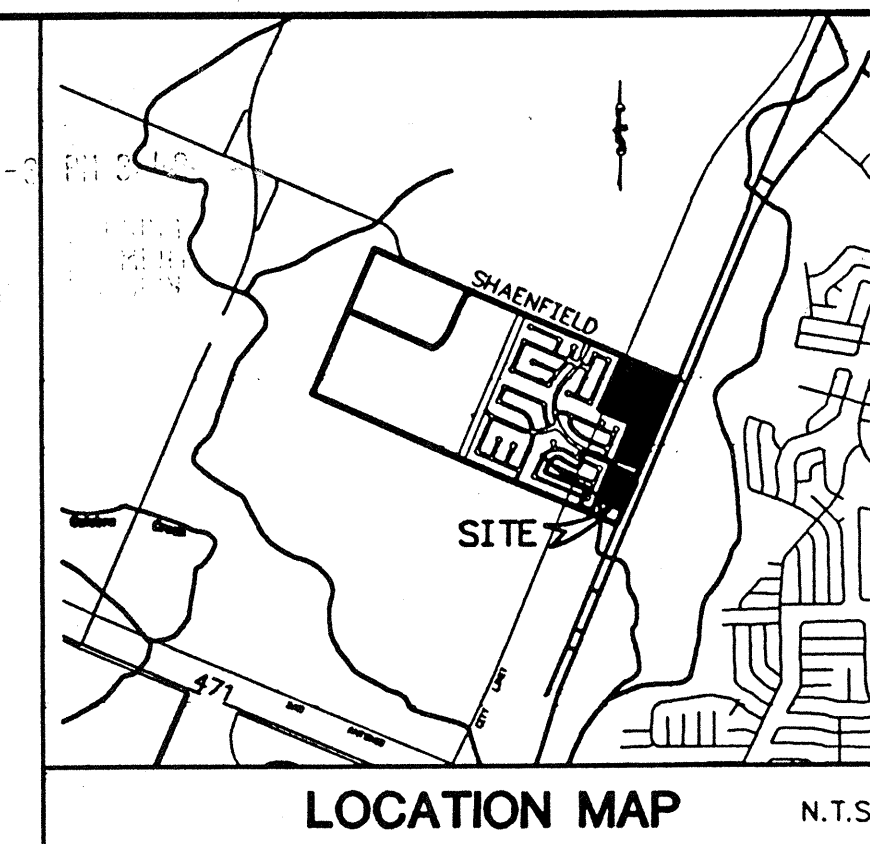


SCALE: 1"=200'

FCS CREAMER LTD.

60' R.O.W. LOCAL "B"

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 APR -4 AM 8:16

## LEGEND

- PROJECT BOUNDARY  
CITY LIMITS

## PROJECT SUMMARY:

TOTAL AREA	=	33.12 Ac.
UNIT 1	=	3.17 Ac.
UNIT 2	=	3.17 Ac.
UNIT 3	=	2.29 Ac.
UNIT 4	=	2.30 Ac.
UNIT 5	=	2.30 Ac.
UNIT 6	=	17.61 Ac.
UNIT 7	=	1.15 Ac.
UNIT 8	=	1.13 Ac.

## UTILITIES:

WATER: SAN ANTONIO WATER SYSTEM  
SEWER: SAN ANTONIO WATER SYSTEM  
TELEPHONE: S.W. BELL TELEPHONE CO.  
ELECTRIC: CITY PUBLIC SERVICE

## GENERAL NOTES:

- C-3 ZONE CLASSIFICATION
- INGRESS/EGRESS SHALL BE IN ACCORDANCE WITH TxDOT REGULATIONS.

PLAN HAS BEEN ACCEPTED BY

COSA *[Signature]*4-8-02 4779  
(date) (number)

If no plats are filed, plan will expire

On 10-8-03

1<sup>st</sup> plat filed onCITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 JUN 12 PM 4:11WOOD FARM COMMERCIAL SUBDIVISION  
PRELIMINARY OVERALL DEVELOPMENT PLANM.W. CUDE ENGINEERS, L.L.C.  
CIVIL ENGINEERS & SURVEYORSLOCATION: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250  
TEL: (210) 681-2951 FAX: (210) 523-7112 URL: WWW.MWCUDE.COMDRAWN BY: E.C. DATE: JAN. 24, 2001 SHEET  
CHECKED BY: JOB NO.: 147054 1 OF 1

VRP# 02-06-115



City of San Antonio  
New  
**Vested Rights Permit**  
**APPLICATION**

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 JUN 12 PM 4:11

File ✓

Permit File: # VPR#02-06-115  
Assigned by city staff

Date: 6/12/02

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).

**Note: All Applications must have a Site Map showing the Area Boundary (Attached).**

1. Owner/ Agent Earl & Brown, P.C. on behalf of First City Properties
2. Address: 111 Soledad, Suite 1111
3. Zip: 78205 Telephone # (210) 222-1500
4. Site location or address Schaenfield Road & FM1604
5. Council District 6 ETJ Yes Over Edward's Aquifer Recharge ( ) yes (✓) no

- **MASTER DEVELOPMENT PLAN (MDP) (Formaly POADP)\***  
accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Wood Farm Commercial Subdivision (POADP) # \_\_\_\_\_

Date accepted: 4/8/02 Expiration Date: None if a plat MDP Size: 33.12 acres  
Date received: 3/7/01 Is filed on or before 10/8/03

- **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

- **Plat Application**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_

Date submitted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

(Note: Plat must be approved within 18 months of application submittal date).

August 17, 2001

• **Approved Plat**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_ Approval

Date: \_\_\_\_\_ Plat recording Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ Vol./Pg. \_\_\_\_\_

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**

Type of Permit: \_\_\_\_\_ Date issued: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Acreage: \_\_\_\_\_

(Note: Two maps of the area must be provided)

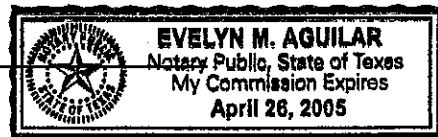
**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: **Habib H. Erkan, Jr.** Signature: *[Signature]* Date: **6/12/02**

Sworn to and subscribed before me by on this **12<sup>th</sup>** day of **June** 20**02**, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: \_\_\_\_\_



City of San Antonio use



**Approved**

*As of 3-7-2001*



**Disapproved**

Review By: *[Signature]*  
Assistant City Attorney

Date: **July 29, 2002**

August 17, 2001

**# 02-06-115**

2

*Application showing submission date was not included  
Date on Plan shows receipt as of 4-4-02*

02 JUN 12 PM 4:11

June 12, 2002

Mr. Mike Herrera  
Planning Department  
City of San Antonio  
114 W. Commerce, 3<sup>rd</sup> Floor  
San Antonio, TX 78205

**Via Hand-Delivery**

Mr. Tom Shute  
Assistant City Attorney  
City of San Antonio  
100 Military Plaza, 3<sup>rd</sup> Floor  
San Antonio, TX 78205

**Via Hand-Delivery**

Re: Vested Rights Permit Application for Wood Farm Commercial  
Subdivision Preliminary Overall Area Development Plan (POADP No.  
729)

Dear Messrs. Herrera and Shute:

On behalf of our client, First City Properties, please accept this application for recognition of vested rights for the above referenced property.

The basis for this vested rights permit application is the application for the Morton Southwest Commercial Subdivision Preliminary Overall Area Development Plan which was submitted to the City of San Antonio on **March 7, 2001**. The Preliminary Overall Area Development Plan was subsequently assigned POADP No. 729 by the City's Department of Planning. POADP No. 729 was approved on April 8, 2002.

My review of the aforementioned documents has led me to conclude that this property is entitled to the recognition of vested rights as of **March 7, 2001** (the date of submittal) under Texas Local Government Code Chapter 245 and Unified Development Code Article 7 Division 2. I am confident that after you have had an opportunity to review this matter you shall reach the same conclusion and issue the requested permit acknowledging this properties vested rights.

Enclosed herewith please find a check for \$160.00 to cover the costs of processing this application. In addition, please find two (2) copies of the following:

1. Exhibit A - Vested Rights Permit Application dated June 12, 2002; and
2. Exhibit B - POADP No. 729, which shall also serve as a site map of the property.

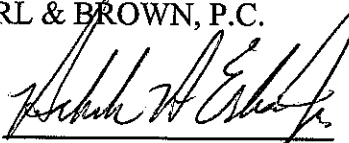


Mr. Mike Herrera  
Mr. Tom Shute  
June 12, 2002  
Page 2

Please do not hesitate to contact the undersigned should you have any questions regarding this matter.

Sincerely,  
EARL & BROWN, P.C.

By:

  
Habib H. Erkan, Jr.

f:4105.002/woodfarmherrerashute ltr.doc  
Enclosures

02 JUN 12 PM 4:11

2025

**BANK ONE.**  
Bank One, NA  
Dallas, Texas 75201  
www.bankone.com

**EARL & BROWN P.C.**  
**A PROFESSIONAL CORPORATION**  
111 SOLEDAD, SUITE 1111  
SAN ANTONIO, TX 78205  
210-222-1500

**PAY TO THE ORDER OF**  
*City of San Antonio*  
*The Alameda City 78205*

**DATE** *6/12/02*

**\$** *100.00*

**DOLLARS** *100*

**THIS CHECK IS DELIVERED FOR PAYMENT ON THE ACCOUNTS LISTED**

**MP**

**002025 1111000614 1555599580**

**32-6153 1110**

**Scanned Payment**  
Check to Bank